

033.A

0001

0032.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

545,400 / 545,400

USE VALUE:

545,400 / 545,400

ASSESSED:

545,400 / 545,400

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
32		SILK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WHITE VERONICA L / TRUSTEE	
Owner 2: VERONICA L WHITE REVOCABLE TR	
Owner 3:	

Street 1: 32 SILK ST	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

**PREVIOUS OWNER**

Owner 1: SAHAGIAN PETER TRUSTEE & -	
Owner 2: WHITE VERONICA TRUSTEE -	

Street 1: 32 SILK ST	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Vinyl Exterior and 2130 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrooms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7442																

IN PROCESS APPRAISAL SUMMARY										Legal Description						User Acct			
Use Code										Land Size						User Acct			
102										Building Value						User Acct			
0.000										Yard Items						User Acct			
542,600										Land Value						User Acct			
2,800										Total Value						User Acct			
545,400																			

Total Card										Entered Lot Size									
0.000										Total Land:									

Total Parcel										Land Unit Type:									
0.000										Land Unit Type:									

Source: Market Adj Cost										Parcel ID						Parcel ID			
Market Adj Cost										033.A-0001-0032.0						033.A-0001-0032.0			

!14665!

**PRINT**

Date Time

12/11/20 04:29:19

**LAST REV**

Date Time

02/27/20 09:33:55

mmcmakin

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ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION										TAX DISTRICT						PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes										

SAHAGIAN PETER	156-155	2	1/2/2020	Convenience	10	No	No												
SAHAGIAN PETER,	127-33		8/9/2013	Convenience	10	No	No												
MC GAFFIGAN PAU	110-67		11/24/2009		373,750	No	No												
MC GAFFIGAN PAU	U74-178		4/2/2002	Family		No	No												

BUILDING PERMITS										ACTIVITY INFORMATION						
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment										Date Result By Name						

5/24/2018	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

### EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	N - NONE

### BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

### COMMENTS

### SKETCH

### RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 11	BRs: 5
	Baths: 2	HB

### GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1927
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

### INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	10 - None
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

### DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:	31	%	

### CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.14295769
Const Adj.:	0.98490196
Adj \$ / SQ:	332.082
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	786334
Depreciation:	243764
Depreciated Total:	542571

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	332.08	
Special Features:	0	Val/Su Net:	254.74	
Final Total:	542600	Val/Su SzAd:	254.74	

### SKETCH

**PARCEL ID** 033.A-0001-0032.0

### MOBILE HOME

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

### SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10x10	A	GD	1927	40.00	T	30	102			2,800			2,800

### IMAGE



**AssessPro Patriot Properties, Inc**